



Town of Southwest Ranches Comprehensive Plan Advisory Board Meeting Agenda

July 17, 2025
7:00 pm

13400 Griffin Road
Southwest Ranches, FL 33330

Board Members

Joseph Altschul
Renee Greene
Louis Gregory
Newell Hollingsworth
Robert Sirota

Council Liaison

Steve Breitkreuz

Staff Liaison

Emily Aceti

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Public Comment: Items relating to the Comp Plan but not on the agenda
5. Old Business
 - A. Approval of minutes for June 2025
 - B. Review of Comprehensive Plan FLUE Policy 1.17-b
 - C. Illegal Businesses in Southwest Ranches
6. New Business
7. Board Member / Staff Comments and Suggestions
8. Items for Next Meeting
9. Adjournment

PURSUANT TO FLORIDA STATUTES 286.0105, THE TOWN HEREBY ADVISES THE PUBLIC THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THIS BOARD OR COMMITTEE WITH RESPECT TO ANY MATTER CONSIDERED AT ITS MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT FOR SUCH PURPOSE, THE AFFECTED PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THIS NOTICE DOES NOT CONSTITUTE CONSENT BY THE TOWN FOR THE INTRODUCTION OR ADMISSION OF OTHERWISE INADMISSIBLE OR IRRELEVANT EVIDENCE, NOR DOES IT AUTHORIZE CHALLENGES OR APPEALS NOT OTHERWISE ALLOWED BY LAW.



Town of Southwest Ranches Comprehensive Plan Advisory Board Meeting Minutes

June 30, 2025
7:00 PM

Town Hall
13400 Griffin Road

Call to Order

Roll Call

Joseph Altschul - Present
Renee Greene - Present
Louis Gregory - Present
Newell Hollingsworth - Present
Robert Sirota - Present

Also present: **Town Council:** Vice Mayor Bob Hartmann, Council Member Jim Allbritton, Council Member Gary Jablonski, , Town Planner Jeff Katims, Community Services Manager Emily Aceti (via phone)

Pledge of Allegiance

Motion: To approve the May 2025 Meeting Minutes.

Result	1 st	2 nd	JA	RG	LG	NH	RS
<i>Passed</i>	<i>NH</i>	<i>LG</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>

Motion: To approve the changes to FLUE Policy 1.1-b.1 and 1.1-b.2.

Result	1 st	2 nd	JA	RG	LG	NH	RS
<i>Passed</i>	<i>NH</i>	<i>LG</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>

Motion: To approve the changes to FLUE Policy 1.15-a and 1.15-g.

Result	1 st	2 nd	JA	RG	LG	NH	RS
<i>Passed</i>	<i>LG</i>	<i>RG</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>

Motion: To approve Permitted Uses in Future Lane Use Categories Implementation Section 14, Special Residential Facilities A and C.

Result	1 st	2 nd	JA	RG	LG	NH	RS
<i>Passed</i>	<i>NH</i>	<i>LG</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>

Motion: To approve Future Land Use Implementation Part 3 Platting Requirements B Regulations.

Result	1st	2nd	JA	RG	LG	NH	RS
<i>Passed</i>	<i>NH</i>	<i>LG</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>

Motion: To approve C. Lot Size Exceptions.

Result	1st	2nd	JA	RG	LG	NH	RS
<i>Passed</i>	<i>RG</i>	<i>LG</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>

Motion: To approve ROS Policy 1.3-e.

Result	1st	2nd	JA	RG	LG	NH	RS
<i>Passed</i>	<i>NH</i>	<i>RG</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>

Motion: To approve the deletion in ROS Policy 1.5-a.

Result	1st	2nd	JA	RG	LG	NH	RS
<i>Passed</i>	<i>NH</i>	<i>RG</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>

Motion: To approve UE Policy 1.2-I with the deletion of “the” and “other adjacent municipalities” and to replace the bullet points under UE 1.2K with letters or numbers.

Result	1st	2nd	JA	RG	LG	NH	RS
<i>Passed</i>	<i>NH</i>	<i>RG</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>

Next Meeting: July 17th.

Items for Next Meeting:

- Revised language for FLUE Policy 1.17-b
- Illegal Businesses

Adjourned.

FLUE POLICY 1.17-b: It shall be the general policy of the Town not to finance or otherwise cause or direct the extension of public potable water or sanitary sewer systems within its boundaries if Broward County or Florida law would require that nearby Town residents connect to such systems, except as necessary to serve its governmental facilities or to address the long-range effects of climate change or contamination on aquifer quality. This policy does not preclude the Town Council from authorizing requests from property owners within the Town to extend public potable water or sanitary sewer systems to serve their properties at no cost to the Town.

RESOLUTION NO. 2025-xxx

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, ESTABLISHING THE OPERATION OF ILLEGAL BUSINESSES AS A PRIORITY ITEM FOR PROACTIVE CODE ENFORCEMENT; ESTABLISHING A COMPLIANCE PERIOD; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Southwest Ranches is a rural agrarian community that values its residential and agricultural character; and

WHEREAS, the Town's Unified Land Development Code and Code of Ordinances have been created to preserve the Town's rural lifestyle and to protect residents from incompatible and unpermitted uses; and

WHEREAS, the operation of illegal or unpermitted businesses within the Town threatens the health, safety, and welfare of the entire community; and

WHEREAS, the Town Council finds it necessary and proper to establish the proactive code enforcement of illegal businesses; and

WHEREAS, such proactive enforcement does not seek to override any protections for agriculturally related businesses or home based businesses that may be protected by state law.

NOW, THEREFORE, BE IT RESOLVED, BY THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA:

Section 1: Recitals. The above-referenced recitals are true and correct and are incorporated herein by reference.

Section 2: The Town Council hereby approves the proactive code enforcement of illegal businesses within the Town.

Section 3:

- A. The Town Council hereby authorizes the Town's Code Enforcement Department and Town Attorney to seek the compliance deadlines established below based upon the length of time the illegal business has been in existence and the value of the structural improvements made for the illegal business [as determined using.....]

1. For an illegal business been found to have been in existence for more than five (5) years, which has added structural improvements to its property for its illegal business in excess of Five Hundred Thousand Dollars and Zero Cents (\$500,000.00), a two (2) year compliance deadline shall be sought.
 2. For an illegal business found to have been in existence for more than two (2) but less than five (5) years, which has added structural improvements to its property for its illegal business in excess of Two Hundred and Fifty Thousand Dollars and Zero Cents (\$250,000.00) or more, a one (1) year compliance deadline shall be sought.
 3. For an illegal business found to be have been in existence for more than one (1) but less than two (2) years, which has added structural improvements to its property for its illegal business in excess of One Hundred Thousand Dollars and Zero Cents (\$100,000.00), a six (6) month compliance deadline shall be sought.
 4. For an illegal business found to have been in existence for more than six (6) months but less than one (1) year, which has added structural improvements to its property for its illegal business in excess of Fifty Thousand Dollars and Zero Cents (\$50,000.00), a sixty (60) day compliance deadline shall be sought.
 5. For an illegal business found to have been in existence for less than six (6) months regardless of the structural improvements made on the property for the illegal business, a thirty (30) day compliance deadline shall be sought.
 6. For an illegal business found to have spent less than Fifty Thousand Dollars and Zero Cents (\$50,000.00) for structural improvements for its illegal business regardless of its time in existence, a thirty (30) day compliance deadline shall be sought.
- B. The Town Attorney shall be authorized to seek a shorter compliance deadline if the violation is irreparable and irreversible in nature, poses a life safety risk, or creates a nuisance as defined by the Town's Code.
- C. In the event that a property owner meets an existence threshold, but not a financial threshold, the timeframe for compliance shall be based upon the highest financial threshold met.

- D. In the event that a property owner meets a financial threshold, but not an existence threshold, the timeframe for compliance shall be based upon the existence threshold met.
- E. The property owner has the duty to provide the Town with sufficient documentation to prove both the existence and financial thresholds. If the Town contests such evidence, such final decision shall be made by the Town's Special Magistrate.
- F. Failure to bring the property into compliance by the compliance deadline shall result in the maximum daily fine, and/or repeat violation fine, as set forth in Section 162 Florida Statutes, as may be amended from time to time. For purposes of this Section, illegal business activity, shall be as set forth in the Town's Code and Unified Land Development Code, and shall include, but shall not be limited to, any unlawful activity conducted for consideration, compensation, or other monetary gain. Profitability shall not be a factor. Such proactive enforcement shall not seek to override any protections for agriculturally related businesses or home based businesses that may be protected by state law.

Section 4: Severability. Should any section or provision of this Resolution or any portion thereof, any paragraph, sentence or word hereof be declared unconstitutional or invalid, the invalidity thereof shall not affect the validity of any of the remaining portions of this Resolution.

Section 5: Effective Date. This Resolution shall become effective thirty (30) days from the date of its adoption.

PASSED AND ADOPTED by the Town Council of the Town of Southwest

Ranches, Florida, this _____ day of _____ 2025 on a motion by

_____ and seconded by _____.

Breitkreuz _____
Hartmann _____
Allbritton _____
Jablonski _____
Kuczenski _____

Ayes _____
Nays _____
Absent _____
Abstaining _____

Steve Breitkreuz, Mayor

ATTEST:

Debra M. Ruesga, CMC, Town Clerk

Approved as to Form and Correctness:

Keith M. Poliakoff, J.D., Town Attorney
1001.051.2025

From: [Louis Gregory](#)
To: [Emily Aceti](#)
Cc: jeff@completecities.net
Subject: [EXTERNAL] Re: Items for July CPAB Meeting
Date: Monday, June 30, 2025 1:38:48 PM
Attachments: [image0.png](#)
[image1.png](#)

This message has originated from an **External Source**. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email.

Hi, I made 2 items to include. They help make it a bit easier to digest and discuss. Would you mind sharing and printing for the group?

Southwest Ranches Illegal Business Compliance Matrix

Time in Operation	Improvement Value	Compliance Deadline
> 5 years	> \$500,000	2 years
> 2 years to ≤ 5 years	> \$250,000	1 year
> 1 year to ≤ 2 years	> \$100,000	6 months
> 6 months to ≤ 1 year	> \$50,000	60 days
≤ 6 months	Any amount OR < \$50,000	30 days
Any duration	< \$50,000 (if value threshold met only)	30 days

Special Conditions

- If only one threshold is met:
 - Use the **higher threshold** met to determine the deadline.
- Accelerated Enforcement:
 - Shorter deadline may apply if:
 - Violation is **irreparable**
 - Poses **life safety risk**
 - Is a **nuisance** under Town Code
- Disputes:
 - Owner must provide documentation of time and financial thresholds.
 - Final decision made by the **Special Magistrate**.

SOUTHWEST RANCHES

ILLEGAL BUSINESS COMPLIANCE MATRIX

TIME IN OPERATION	IMPROVEMENT VALUE	COMPLIANCE DEADLINE
> 5 YEARS	> \$500,000	2 YEARS
> 2 YEARS TO ≤ 5 YEARS	> \$250,000	1 YEAR

> 1 YEAR TO ≤ 2 YEARS	> \$100,000	6 MONTHS
> 6 MONTHS TO ≤ 1 YEAR	> \$50,000	60 DAYS
≤ 6 MONTHS	ANY AMOUNT OR < \$50,000	30 DAYS

SPECIAL CONDITIONS



IF ONLY ONE THRESHOLD IS MET

USE THE HIGHER THRESHOLD MET TO DETERMINE



ACCELERATED ENFORCEMENT

**SHORTER DEADLINE MAY APPLY IF: V IFE SANECT RISK
IS A NUISANCE UINDER TOWN CODE**



**DISPUTES OWNER MUST PROVIDE DOCUMENTATION
OF TIME AND FINANCIAL THRESHOLDS. FINAL
DECISION MADE BY SPECIAL MAGISTRATE**

- Louis Gregory

On Jun 30, 2025, at 11:43 AM, Emily Aceti <eaceti@southwestranches.org> wrote:

Good morning,

During the last Town Council Meeting, the Town Council requested the Comp Plan Advisory Board discuss proactive code enforcement for illegal business and come up with a recommendation within 90 days after the July meeting. A draft is attached.

Emily Aceti
Community Services Manager
Town of Southwest Ranches
13400 Griffin Road
Southwest Ranches, FL 33330
(954) 343-7453
eaceti@swranches.org

Please note that Florida has a broad public records law. All correspondence via email may be subject to disclosure.
<Version 4 Proactive Code Enforcement For Business[53][58].docx>